

CITY OF MONTEREY PARK

General Plan Update

Land Use, Circulation, and
Economic Development Elements



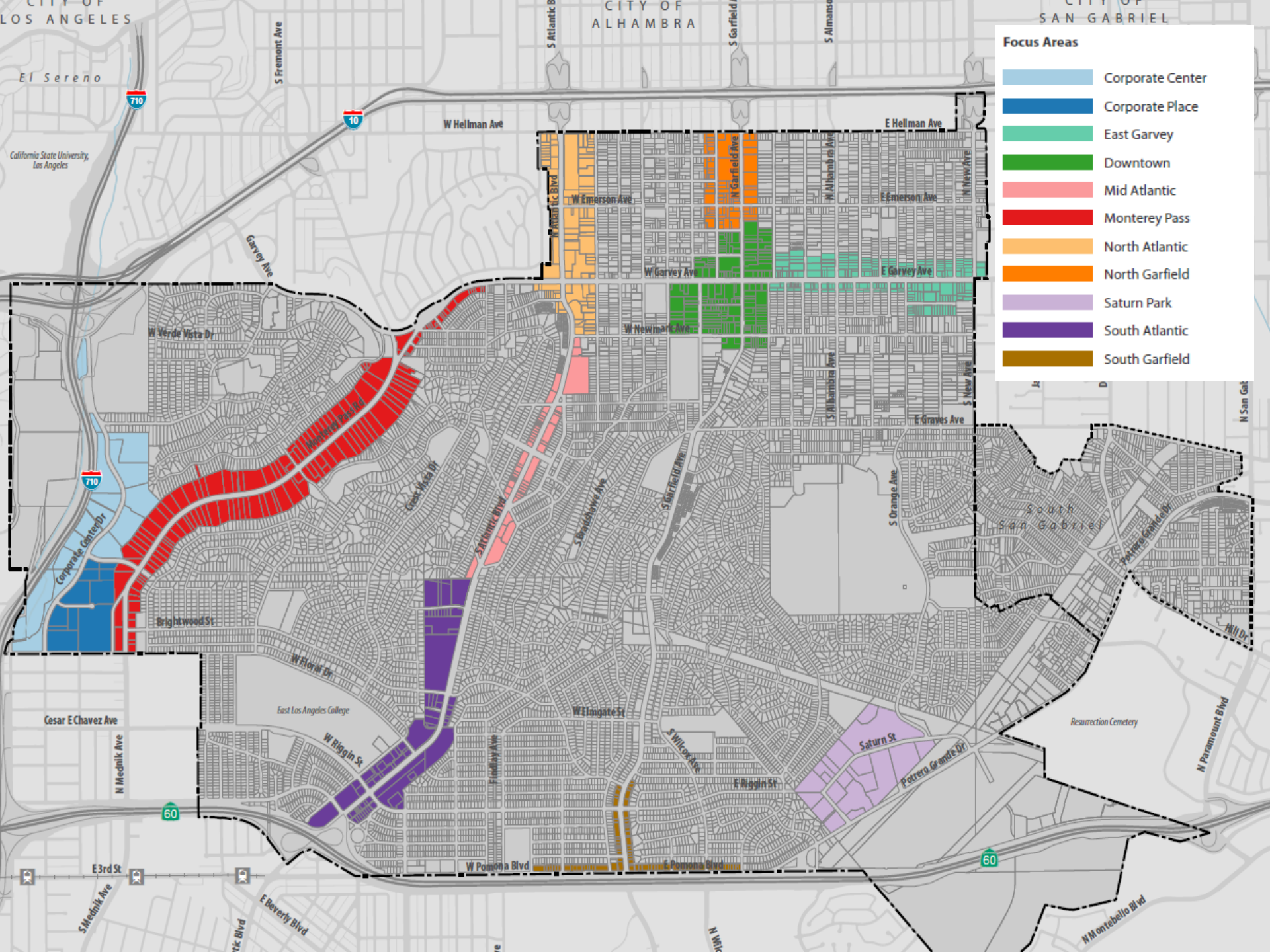
General Plan Advisory Committee
Meeting #3

April 15, 2019

Agenda



1. Highlights from April 1st GPAC Meeting
2. Understanding Density and Intensity
3. Review of Focus Areas
4. Land Use Alternatives
5. Citywide Build Out
6. Upcoming Event: Cherry Blossom Festival -
Saturday, April 27 and Sunday, April 28, 2019
7. Public Comment
8. Adjourn



GPAC Meeting #2: Takeaways

- **Downtown Core**
- **Garvey Ave**
 - Pedestrian improvements
 - Potential for mixed use and live/work development
- **Corporate Center**
 - Attract high-tech uses
 - Dual zone: Commercial and Employment/Technology
 - Public transportation at ELAC
- **Monterey Pass**
 - Allow greater flexibility and “combined” uses
- **East Garvey Ave**
 - Consider development incentives to expand live/work and mixed use development

GPAC Meeting #2: Takeaways



- **North Atlantic**

- Mixed-use opportunities
- Missed opportunity along Chandler Avenue
- Standalone residential

- **South Atlantic**

- Student housing opportunities
- Optimize transit (transit depot and Gold Line station)
- Standalone residential

- **Other**

- Update zoning standards/districts
- Create places for families
- Be mindful of Census data undercounting

GPAC – What we like



Monterey Park
2040





Pasadena | Old Pasadena



Arts District



Pedestrian-Friendly Environment





Pedestrian Connections



Plaza | Corridor



Transit-oriented development



Industrial | Attractive Landscaping



Residential

Density and Intensity



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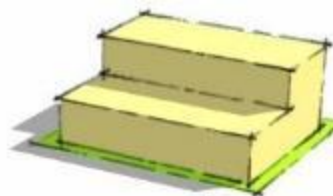
Density and Intensity

- Residential Density: Dwelling Unit per Acre of Land
- Building Intensity: Building Area per Land Area (Floor-Area Ratio)

30 to 60 DU/AC
4 to 6 stories



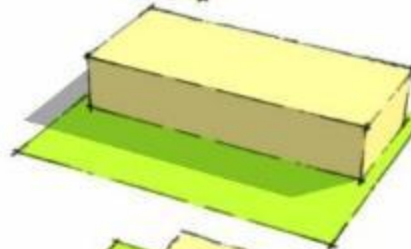
1.50 FAR
1 to 2 stories



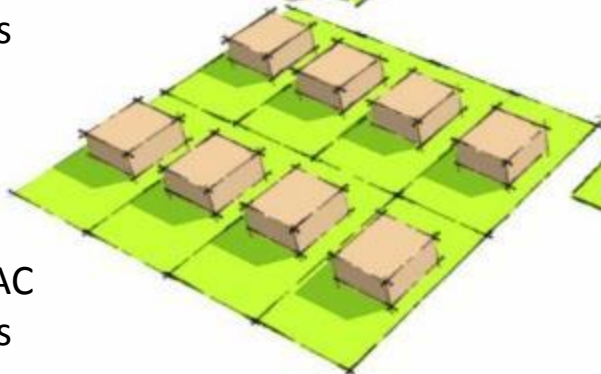
15 to 24 DU/AC
1 to 3 stories



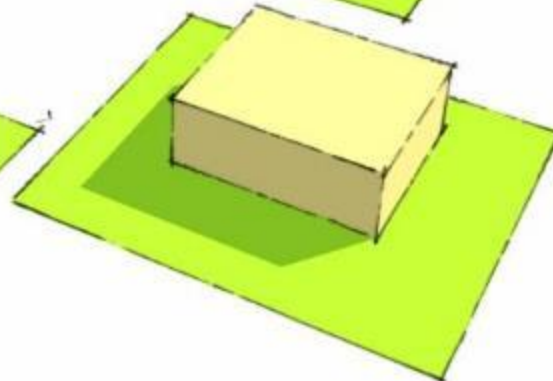
0.50 FAR
1-story



6 to 10 DU/AC
1 to 2 stories



0.25 FAR
1-story

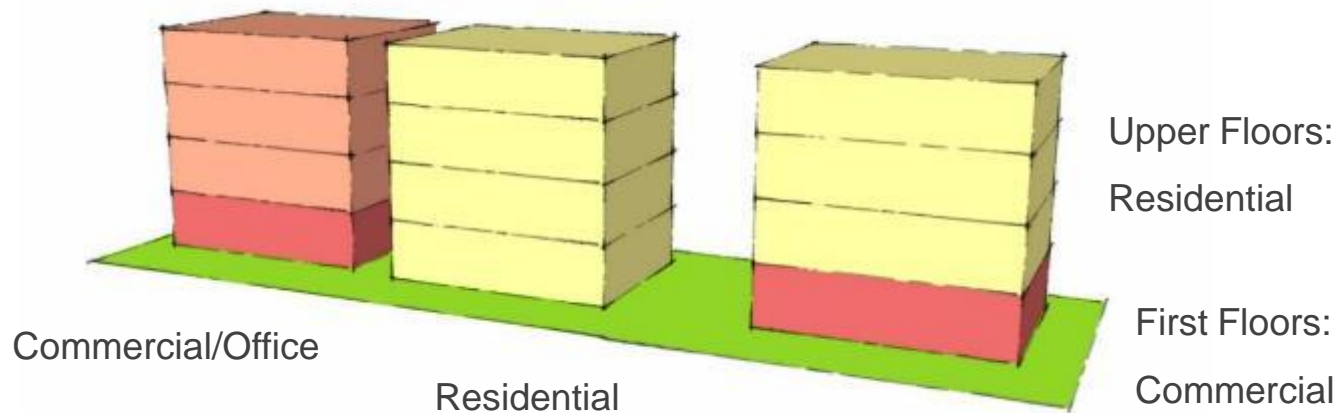


Mixed Use

Mixed Use

- Horizontal
Mixed Use

- Vertical
Mixed Use



Community Benefits



DEVELOPMENT STANDARDS TIERS

The development standards are organized into three tiers. Each tier establishes the development standards that apply to a project. The base allowable development standards are described in Tier 1. If a developer wants to take advantage of increased density, FAR, residential/mixed use, and height, the developer is required to comply with the provisions of each subsequent tier (Tier 2 or Tier 3).

TIER 1 – BASE STANDARDS

Tier 1 represents the base allowable development standards, with no incentives or bonuses applied. Base projects are not required to provide community benefits but still must meet minimum project requirements for setbacks, design, and open space.

TIER 2 – LOT CONSOLIDATION BONUS

Tier 2 projects are projects located within Lot Consolidation Overlay Areas. Projects involving lot consolidation (meeting a minimum lot size and other requirements specific to the Overlay) are allowed to include residential and/or mixed-use development, depending on the area. Tier 2 bonuses are allowed only in Lot Consolidation Overlay Areas within Areas 4, 6, and 7. Tier 2 standards represent total maximum limits for buildings and structures and are not cumulative with Tier 1 Base Standards.

TIER 3 – COMMUNITY BENEFIT BONUS

Tier 3 projects are projects that look to incorporate height and FAR above the Tier 1 or Tier 2 standards. Projects located within Lot Consolidation Overlay Areas must meet Tier 2 in addition to Tier 3 requirements to achieve Tier 3 bonus height, density, and/or intensity. Tier 3 projects are required to contribute to the community benefits program at Tier 3 levels. The menu of available community benefits are outlined below. Tier 3 standards represent total maximum limits for buildings and structures, and are not cumulative with Tier 1 and/or Tier 2 Base Standards.

INCENTIVES FOR FACADE ENHANCEMENTS AND SITE IMPROVEMENTS

To encourage near term improvements to existing buildings and properties, significant facade, landscape, and hardscape renovation incentives are available throughout the Plan area.

Facade,
Landscape,
and Hardscape
Renovation
Incentive

Significant facade, landscape, and hardscape renovations improve the aesthetics and physical qualities of an area. Renovations promote an economically viable, attractive, and harmonious Town Center that will attract and provide for businesses, residents, visitors, and shoppers.

Incentives to provide significant site improvements include reduced parking requirements and design assistance.

MENU OF TIER 3 COMMUNITY BENEFITS

Below is the menu of community benefits that may be provided by projects to achieve Tier 3 development standards. (The specific number of required community benefits is identified in Tables 3-2 and 3-3 in the Specific Plan). In addition, projects may propose other community benefits for review and consideration by the City through a Community Benefits Plan.

Community Benefits Fund

Projects that elect this benefit can contribute funds for:

- Significant streetscape and mobility improvements
- Bulbouts along Huntington Drive
- Additional traffic signal and pedestrian crossings on Huntington Drive
- Other identified needs within the District

Public Open Space

Public and quasi-public open space provides:

- Places to sit, relax, and gather
- Areas that enhance pedestrian circulation, and can be used for community events
- Well-designed parks, plazas, paseos, and other outdoor spaces quality
- Attractive and usable spaces

Restaurant Row

A concentration of restaurants drives economic vitality, and can include:

- Outdoor lounging or dining facilities
- A synergy of like businesses
- An animated place for the community to enjoy

Public Art

Public art is an important component of place-making and can include:

- Space for the community to engage, educate, celebrate culture and history, and establish identity and values
- The opportunity to create a unique place and attract tourism and economic investment

Event Programming

Events foster activity and social interaction and could include:

- Temporary events such as community festivals, food truck fairs, farmers' markets, artisan fairs, and antique shows
- Attractions for visitors, tourists, and patrons to the Town Center

Mid-Block Pedestrian Passageway

Pedestrian enhancement is a critical component of the plan to support:

- Fluid movement of people through accessible and walkable pedestrian passageways
- Convenient passageways located mid-block to provide through access for pedestrians

High-Quality Entertainment Use

Entertainment uses engage the community and:

- Attract visitors, tourists and patrons to the Town Center
- Promote the arts, recreation, and foster day and night time activities

Enhanced Transportation Demand Management

Enhanced transportation demand management measures could include:

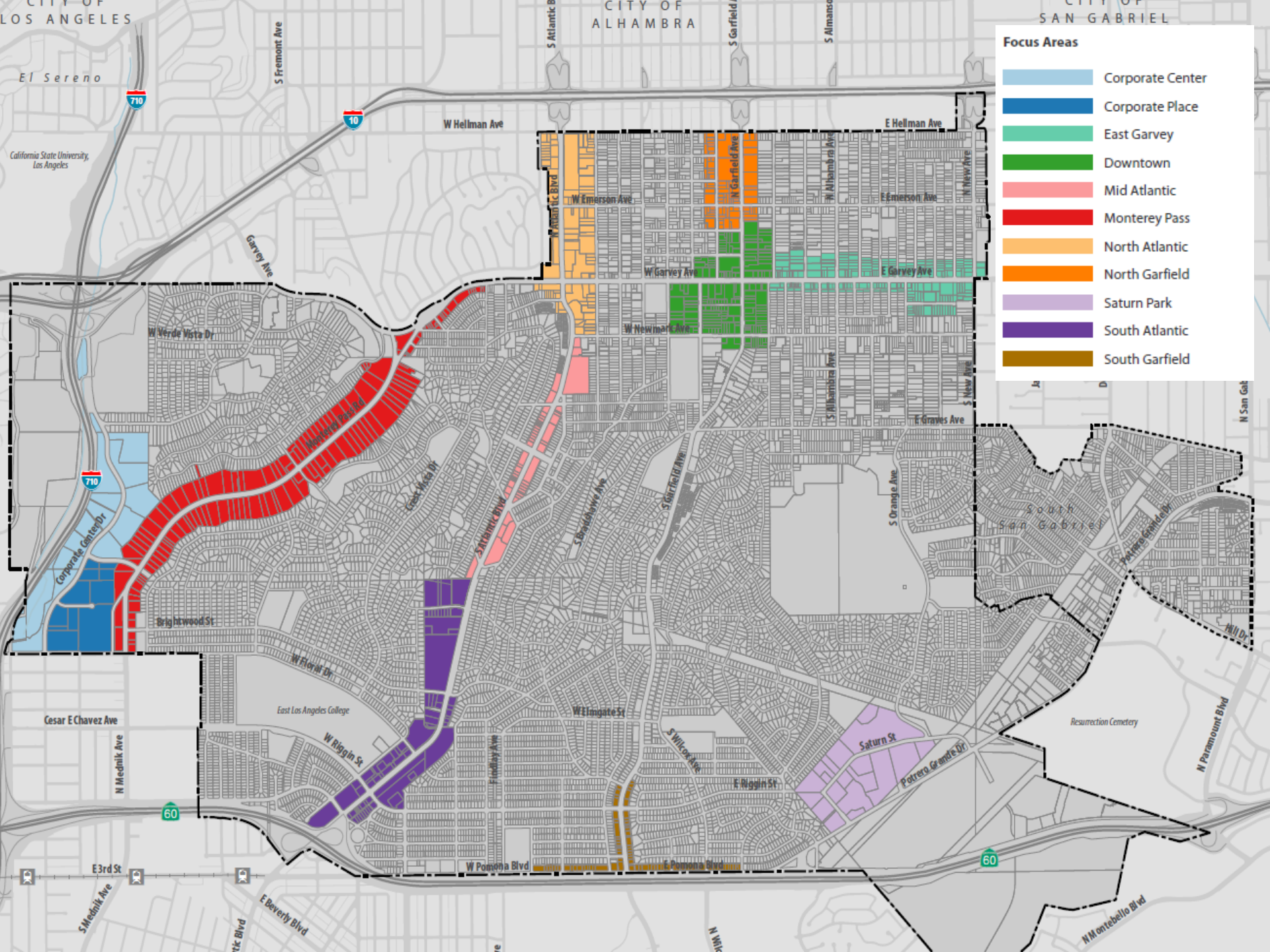
- Access to additional transportation services and amenities
- Reduced traffic volumes and congestion relief

Focus Areas



Monterey Park
2040





Focus Areas

- Corporate Center
- Corporate Place
- East Garvey
- Downtown Core
- Downtown Perimeter
- Mid Atlantic



Focus Areas

- Monterey Pass
- North Atlantic
- North Garfield
- Saturn Park
- South Atlantic
- South Garfield



Corporate Center

Corporate Center



- **Existing:** 2.00 FAR, 100 feet height; office professional designation
- **Alternatives Intent:** Maintain as professional employment center; allow accessory commercial/restaurants for employees; attract hospitality uses
- **Alternative 1:** Additional regulatory incentives for hotel and services for employees and visitors
- **Alternative 2:** 4.00 FAR, 125 feet height; 6-12 stories, allow greater mid-rise office flexibility; create options for mixed use: office/ hotel/ entertainment/ commercial service



ALTERNATIVE 1 – Hotel Focus



ALTERNATIVE 2 – Office/Hotel/Entertainment



ALTERNATIVE 2 – Office/Hotel/Entertainment

Corporate Place

Corporate Place



- **Existing:** 0.35 to 1.00 FAR, 40 feet, 3 stories; commercial shopping center designation
- **Alternatives Intent:** Allow accessory commercial/restaurants for employees
- **Alternative 1:** Flex: office/light manufacturing; 2.00 FAR, 60 feet height, 1-4 stories
- **Alternative 2:** Mid-rise office, 3.00 FAR, 85 feet height, 6-8 stories (allows: office, accessory commercial, hotel; prohibit industrial)



ALTERNATIVE 1 – Office/Light Manufacturing



ALTERNATIVE 2 – Mid-rise Office

East Garvey

East Garvey



- **Existing:** 0.50 FAR for commercial only; 0.75 FAR for mixed use
- **Alternatives Intent:** Vertical mixed-use development only (commercial required on ground floor); allow live/work options, pedestrian friendly with lively street activity, incentives for consolidation (tiered FAR); close southern alley and expand designation by one lot depth; for both alternatives, parcels small than $\frac{1}{2}$ acre: mixed use at 0.75 FAR or 0.50 FAR for commercial only
- **Alternative 1:** Parcels larger than $\frac{1}{2}$ acre: 1.00 FAR, 48 feet height, 2-4 stories for mixed use only
- **Alternative 2:** Parcels larger than $\frac{1}{2}$ acre: 1.50 FAR, 60 feet height, 3-5 stories for mixed use only



ALTERNATIVE 1: 2 to 4 stories mixed use or live/work



ALTERNATIVE 2: 3 to 5 stories mixed use (required retail)

Downtown Core

Downtown Core



- **Existing:** 1.00 FAR for mixed use; 75 feet height (6 stories)
- **Alternatives Intent:** Mixed-use development; “main-street” environment, pedestrian friendly, public spaces, street activity, retail on first floor along Garvey and Garfield; allow greater FAR for flexibility; upper stories setbacks required
- **Alternative 1:** 2.00 FAR; 85 feet height, 5-7 stories
- **Alternative 2:** 3.00 FAR; 100 feet height, 8 stories



ALTERNATIVE 1



ALTERNATIVE 2

Downtown Perimeter

Downtown Perimeter



- **Existing:** 0.65 FAR for mixed use; 50 feet height, 4-5 stories
- **Alternatives Intent:** Mixed-use and standalone residential development; lower heights and larger setbacks to transition to surrounding residential neighborhoods and civic uses
- **Alternative 1:** 1.00 FAR, 50 feet height, 3-4 stories
- **Alternative 2:** 2.00 FAR, 75 feet height, 5-7 stories



ALTERNATIVE 1



ALTERNATIVE 2

Mid Atlantic

Mid Atlantic



- **Existing:** 0.75 FAR for mixed use; 50 feet height, 4 stories
- **Alternatives Intent:** Allow horizontal and vertical mixed-use developments; pedestrian-friendly streetscape with lively street activity; integrate public spaces; retail, office, or residential on first floor; focus on neighborhood services and connections with residential uses; incentives for consolidation (tiered FAR)
- **Alternative 1:** Commercial only, 0.50 FAR, 2 stories
- **Alternative 2:** Mixed Use, 1.00 FAR; 50 feet height, 2-4 stories (allow standalone residential)



ALTERNATIVE 1



ALTERNATIVE 2

Monterey Pass

Monterey Pass



- **Existing:** 0.65 FAR, 35 feet height; allowed uses: research and development, office, light manufacturing, no heavy industrial/manufacturing
- **Alternative Intent:** Allow for pedestrian and bicycle connectivity; maintain as employment center; allow recreational and educational uses; for both alternatives: 1.00 FAR; 60 feet height, 1-3 stories; flex industrial: uses: creative office, technology, light industrial, and retail/commercial
- **Alternative 1:** More flexibility with parking regulations



ALTERNATIVE 1

North Atlantic

North Atlantic



- **Existing:** 2.00 FAR for mixed use; 75 feet height
- **Alternative Intent:** Maintain mixed-use development; transition heights/intensity to neighboring residential uses; keep commercial frontage on Atlantic
- **Alternative 1:** Expand boundary of mixed-use designation; allow standalone residential on local street



ALTERNATIVE 1



ALTERNATIVE 1

North Garfield

North Garfield



- **Existing:** 1.00 FAR; 60 feet height (along Garfield); 0.65, 55 feet height, 25 DU/AC on residential sites; preserve and encourage medical uses
- **Alternatives Intent:** Maintain mixed-use development; one land use designation; increase residential density
- **Alternative 1:** 1.00 FAR; 30 DU/AC, 45 feet height, 2-4 stories
- **Alternative 2:** 1.50 FAR; 45 DU/AC, 60 feet height, 2-5 stories



ALTERNATIVE 1



ALTERNATIVE 2

Saturn Park

Saturn Park



- **Existing:** 0.60 FAR, 40 feet maximum height; (office and professional uses; no residential)
- **Alternatives Intent:** Preserve office uses; allow residential uses to provide housing opportunities. Create a new community, including commercial services and amenities. New residential uses can be located around periphery of office uses
- **Alternative 1:** Allow residential overlay; 30 DU/AC, 2 to 4 stories
- **Alternative 2:** Allow residential overlay; 60 DU/AC, 3 to 5 stories



ALTERNATIVE 1 – Integrate Residential (30 DU/AC)



ALTERNATIVE 2 – Integrate Residential (60 DU/AC)



ALTERNATIVES 1 & 2 – Amenities and Services

South Atlantic

South Atlantic



- **Existing:** 0.35 to 1.00 FAR, 40 feet, 3 stories; commercial shopping center designation, no residential
- **Alternatives Intent:** Allow mixed-use development (potential for additional student housing opportunities, while allow for commercial services aimed at surrounding neighborhood and students)
- **Alternative 1:** Allow residential overlay; 60 DU/AC, 2 to 5 stories (westside of Atlantic, between 1st Street and Floral Dr.)
- **Alternative 2:** Allow residential overlay; 60 DU/AC, 2 to 5 stories (westside of Atlantic, between 1st Street and Brightwood St.)



ALTERNATIVE 1 and 2

South Garfield

South Garfield



- **Existing:** 0.40 FAR; 28 feet on Garfield; Specific Plan: 0.50 FAR commercial, 0.75, 30 DU/AC mixed use. 12 DU/AC standalone residential along Pomona
- **Alternative Intent:** Maintain key components of Specific Plan; modify Specific Plan standards; allow commercial only along Pomona Boulevard
- **Alternative 1:** allow standalone residential at 30 DU/AC along Garfield Avenue



ALTERNATIVE 1

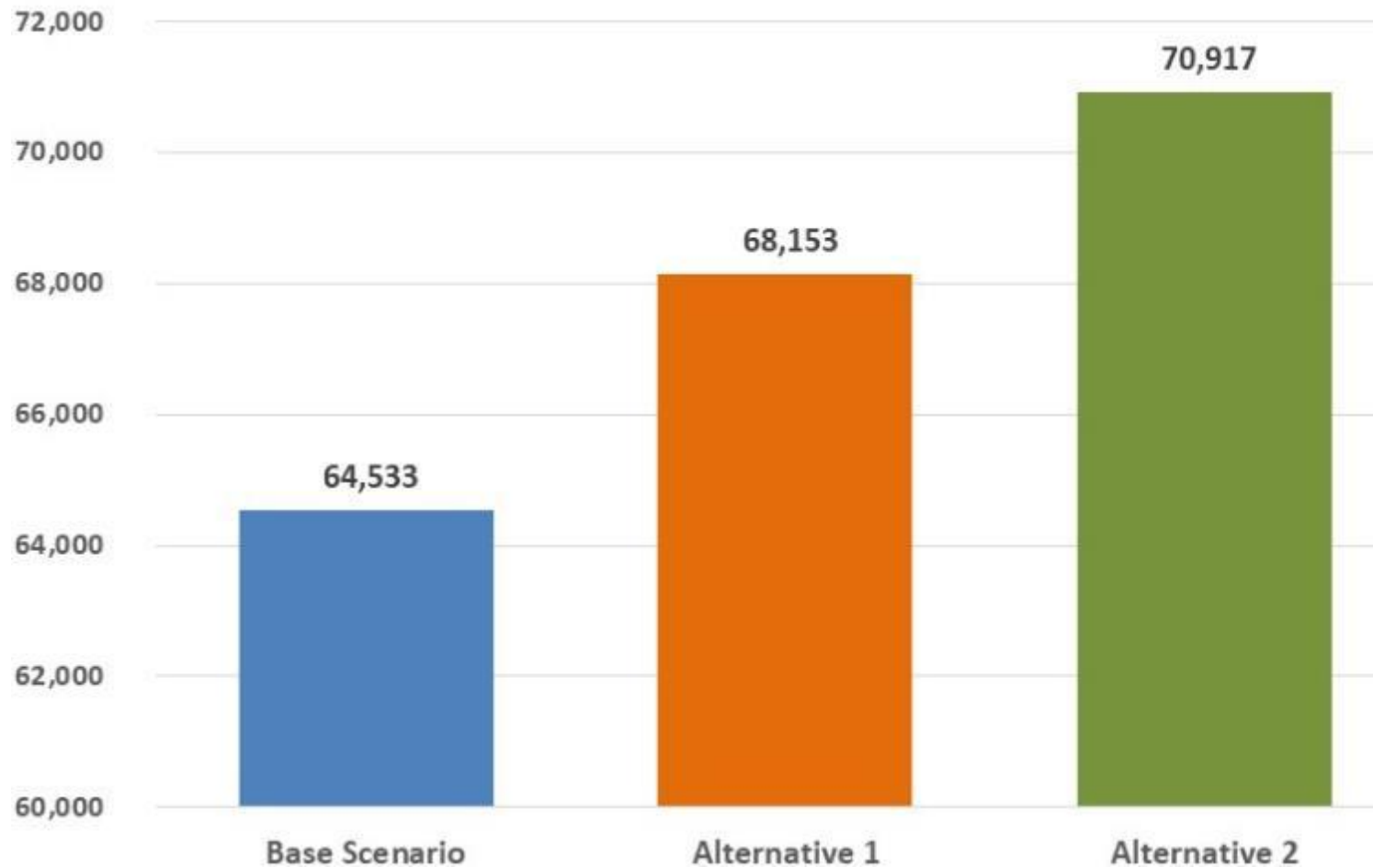
Build Out Numbers



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Build Out: Population



Build Out: Dwelling Units

